



**, Wimpstone**

Stratford-upon-Avon, CV37 8NS

Jeremy  
McGinn & Co 



# Asking Price £625,000

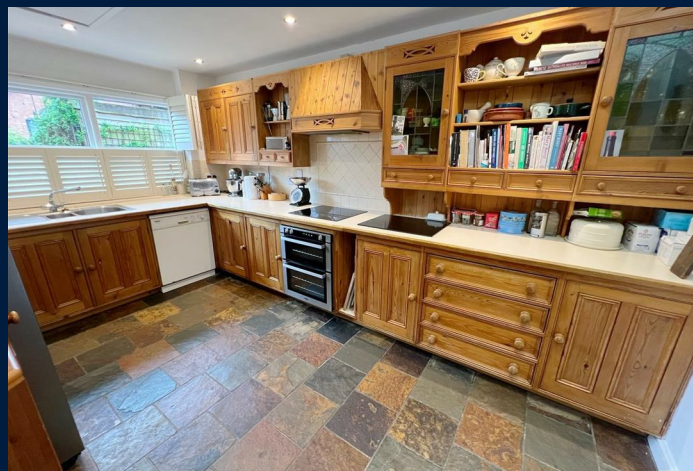
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Set in a most idyllic and tranquil setting, Barcheston Cottage forms part of a small collection of properties in the hamlet of Wimpstone. Wimpstone is set amidst most attractive countryside overlooking the River Stour Valley, yet lies less than five miles from Stratford upon Avon offering a comprehensive range of facilities.

This superb single storey detached barn conversion, cleverly combines contemporary style with characterful charm and enjoys an elevated position giving stunning open views over adjoining pasture farmland and the River Stour. The spacious high quality accommodation has been well maintained and beautifully presented throughout.

The property is entered into a spacious inner hall, with large storage cupboard. Off here, the formal dining room enjoys delightful views through the large floor to ceiling window and door, of the open countryside and beyond and has a vaulted ceiling with exposed timbers; giving a real sense of light and space to the room. The breakfast kitchen, accessed off the dining room, offers a range of wall and base units and space for appliances. To the rear of the property, is an attractive dual-aspect living room with French doors leading out to the terrace, feature full height brick fireplace with tiled hearth and wood burning stove.

The bedrooms, all located off the inner hallway, are doubles with the smallest currently being utilised as a





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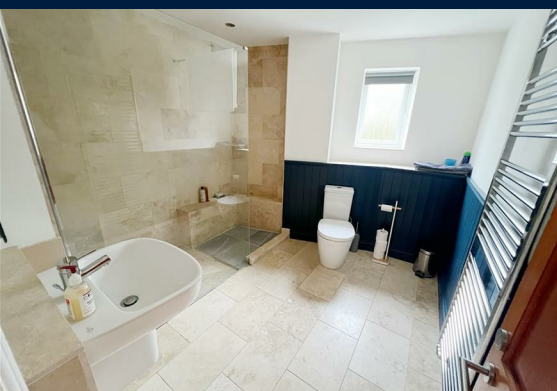
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home office. The further two double bedrooms are of very generous proportion with built-in wardrobes, with the Master also benefitting from an en-suite shower room. The remodelled principal bathroom offers a wetroom-style walk in shower, wash basin and WC. There is also a further WC with space and plumbing for washing machine and tumble dryer.

Externally, the property is approached from the lane over a communal gravelled courtyard serving just three properties and benefits from a single garage, with light, power and a useful mezzanine loft storage.







**Tax Band:**

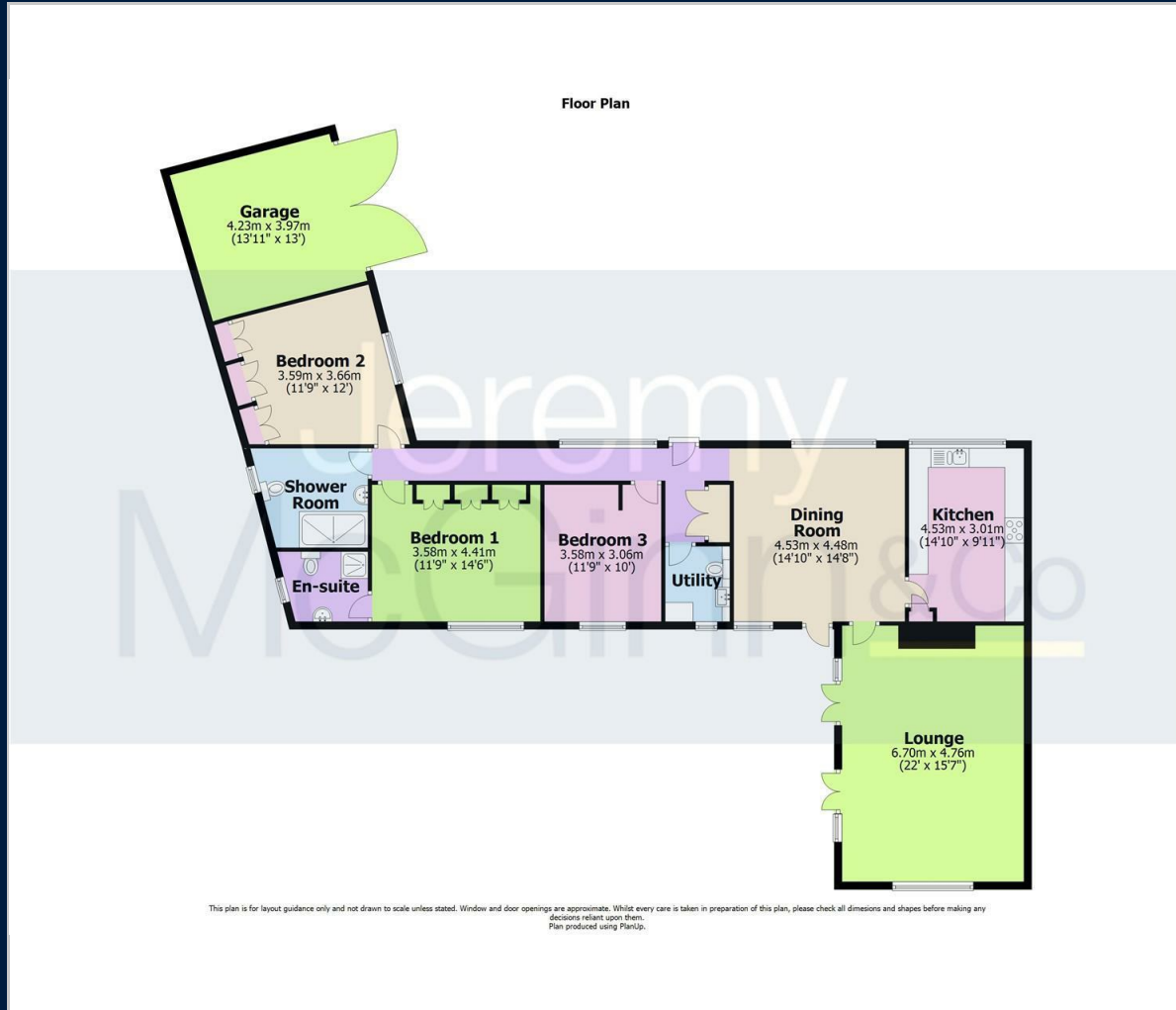
**Council:** Stratford District Council

**Tenure:** Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.



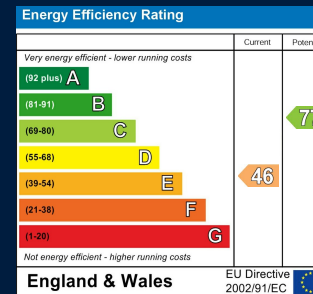
# Floor Plan



# Map



# Energy Performance



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